

CANCELLATION NOTICE

PUBLIC HEARING
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission Public Hearing originally scheduled to be held in the Town Hall at 6:00 p.m. on an application for a Special Permit by Lisbon Landing, LLC for property at 160 River Road, Lot B, to subdivide the former Linens N' Things space into three tenant spaces and revise the exterior front elevations and signage has been canceled due to weather conditions and rescheduled for Tuesday, February 8, 2011 at 6:30 p.m.

REGULAR MEETING
PLANNING AND ZONING COMMISSION

The regular meeting of the Planning and Zoning Commission originally scheduled to be held in the Town Hall at 7:00 p.m. on Tuesday, February 1, 2011, has been canceled due to weather conditions.


Marlene LePine, Clerk

APPROVED _____
Robert Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 2-7-2011 AT 11:10 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK

MINUTES
RESCHEDULED PUBLIC HEARING
PLANNING AND ZONING COMMISSION
LISBON TOWN HALL
TUESDAY, FEBRUARY 8, 2011
6:30 P.M.

The Planning and Zoning Commission held the following rescheduled public hearing in the Town Hall, 1 Newent Road, Lisbon, CT beginning at 6:30 PM on Tuesday, February 8, 2011.

1. 6:30 PM - Application for Special Permit: Lisbon Landing, LLC, 160 River Road, Lot B, to subdivide the former Linens N Things space into three tenant spaces and revise the exterior front elevations and signage. Review front elevation of proposed new building (Dicks) in front of Cinema.

MEMBERS PRESENT: Robert Adams, Ronald Giroux, Robert Browne, Kim Sperry, Sharon Gabiga, David Gagnon. Alternates: Garry Ritacco, Mark Friese

STAFF PRESENT: James D Rabbitt, AICP, Senior Planner-SCCOG, Lisbon Town Planner
Kari Olson, Attorney, Murtha-Culina

The following Public Hearing, rescheduled from February 1, 2011, was called to order by Chairman Robert Adams at 6:36 PM:

1. 6:30 PM - Application for Special Permit: Lisbon Landing, LLC, 160 River Road, Lot B, to subdivide the former Linens N Things space into three tenant spaces and revise the exterior front elevations and signage. Review front elevation of proposed new building (Dicks) in front of Cinema.

David Sourette, Vice President of Construction for WS Development Associates, LLC, 1330 Boylston Street, Chestnut Hill, MA, represented the applicant. Mr. Sourette passed around copies of an illustration to the commission members, showing generic signage for the proposed division (3 spaces), of the former Linens N Things. No rendition of the building's current layout was available. The storefront for Michaels would be slightly raised off the face of the building, but no more than the original Linens N Things. Member R. Giroux questioned the efface. The answer was that it would be a rock front but would also remain consistent with the rest of the building. R. Browne questioned why there would be no arch for Michaels like Petco has. Mr. Sourette answered that the squared off detail is consistent with Michaels' preferences, but is trying to keep the scale balanced. R. Giroux questioned the distance the canopy will come out over the sidewalk, to which the answer was 8 feet. Chairman R. Adams asked if Michaels was currently the only store to propose automatic doors, to which the answer was "yes". R. Giroux questioned if the doors in the illustration will be located in the same area in the final layout. Mr Sourette relied that they may be moved. R. Giroux asked for the square footage. The answer was approximately 8000, 7000 and just under 50,000. Staff J. Rabbitt said that the exact footage was illustrated on the site plan. R. Browne questioned the awnings. Mr. Sourette stated they would likely be canvas, but that the awnings would be optional. R. Adams questioned the side elevation, to which the reply was that it won't be any more than what is there now.

At this point Staff J. Rabbitt said he had a review of the entire application, including the Dick's Sporting Goods portion of the application. R. Adams asked the applicant to move on to Dick's.

David Sourette, offered for review to the board a waiver request associated with this portion of the application, to waive the site plan requirements as required by the town because nothing will change from

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the original site plan submitted for that particular lot. The building will be 4000 square feet larger than originally shown. R. Giroux questioned if the amount of parking spaces needed would also change. Staff J. Rabbitt suggested that there was approval for upwards of three stores originally and therefore it won't be necessary to add extra parking. D. Gagnon questioned if there will be a space in-between the buildings, to which the answer was "no". R. Adams questioned if the applicant had front elevation plans, to which the answer was "yes".

At this time a representative of Dick's Sporting Goods, Ms. Wendy Nichols, gave an overview of the company and the store. She stated that Dick's participates in community activities. The community must have a Dick's store in order to benefit.

R. Giroux questioned if there was a store in this area, which was typical of their proposal. R. Giroux questioned if the proposed signage meets the town's regulations for square footage. Staff J. Rabbitt offered his review of the proposal in two components: 1) the site plan, and b) review of the architecture.

Report #1 dated February 8, 2011 – an application for special permit (Retail large scale) at 170 River Road. The second handout by Staff J. Rabbitt showed elevations. The Dick's signage is proposed at 230 square feet. Ms. Nichols proposed 8 foot lettering. R. Giroux asked if any outdoor sales area was being proposed. Staff J. Rabbitt stated that there is no plan for outdoor sales, and none is permitted.

Mr. Sourette addressed two points as an opposing opinion. The first was regarding signage. He showed concern that Dick's site is in the back and the topography would hinder customers from seeing the store. The rationale for a bigger sign is that the store would be hidden. The second was in regard to architecture, and reminded the commission, that the photos submitted were from the early 2000's, depicting stores built during a booming economy. Current architecture is based on the current price of developing.

Chairman R. Adams asked for feedback from the commission regarding the 8 foot letters as proposed for the signage. K. Sperry felt that the signage was inconsistent with the earlier presentation, and cannot support it. She also commented that in spite of its proposed location, there would be a free standing sign out front of Lisbon Landing to attract customers to the store. M. Friesse felt the signage was consistent with Dick's stores, but K. Sperry reminded him that the proposed dimensions were inconsistent with town regulations. R. Giroux suggested that Dick's could work with the town to come up with an appropriate plan. D. Gagnon agreed with K. Sperry and R. Giroux. Ms. Nichols said that Dick's would definitely be willing to work with the town on the issue of signage, but asked if the commission would please consider lettering larger than six feet, as they feel larger lettering would balance better. R. Adams stated that other stores that proposed signage 2 to 3 times larger had reduced the size to 6 foot lettering. Staff J. Rabbitt cautioned that it is the sign, its components and the sign structure to be considered and suggests that the commission will not find any other signage at Lisbon Landing or the Crossing at Lisbon of the size of Dick's proposal. Ms. Nichols responded that signage was very important to Dick's Sporting Goods corporate. Staff J. Rabbitt also reminded her that ground-based signage was also available to them. R. Giroux suggested it was the background that makes the letters look bigger or smaller. Staff J. Rabbitt hoped that the applicant understood the commission's view regarding scale. Ms. Nichols said she is willing to work with D. Sourette to find an appropriate solution. D. Sourette stated he was welcoming the

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opportunity for an open discussion and was also willing to work with Staff J. Rabbitt to come up with a solution. Ms. Nichols asked the commission if they would consider 6 ½ foot lettering, putting it on a smaller structure, and would redraw it to scale. Staff J. Rabbitt reminded her that what the town is looking for is a sign proportional to the structure.

K. Sperry stated that she feels it is very important for the store to be consistent with the entire campus. Staff J. rabbit suggested that the application has other components tied into it.

At this point David Sourette submitted a second application for the commission's consideration that did NOT include Dick's Sporting Goods. Atty. Kari Olson suggested that it would be better for the applicant to withdraw the original application. G. Ritacco showed concern over the legality of modifying the application at this juncture.

Applicant asked to withdraw the site plan and architectural plans for Dick's. He then hand wrote a letter dated February 8, 2011, requesting to withdraw the portion of the application consisting of Dick's Sporting Goods. The new application crossed out the portion for Dick's and was then submitted February 8, 2011.

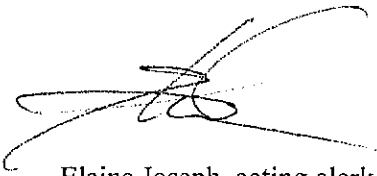
R. Giroux questioned Staff J. Rabbitt that if significant changes were needed to be made to suit a future tenant, would those changes come before the commission? The answer was "yes".

No Public present for comment.

Motion was made by R. Giroux second by K. Sperry to close this public hearing at 8:24PM.

VOTE: UNANIMOUS MOTION CARRIED

This public hearing was closed at 8:24 PM.



Elaine Joseph, acting clerk

Approved: _____
Robert D. Adams, Chairman

RECEIVED FOR RECORD AT LISBON.
CT ON 2/16/2011 AT 9:10 AM
ATTEST. BETSY M. BARRETT, TOWN CLERK